



**Planning Staff Report to
Greenville Planning Commission
February 10, 2023
for the February 16, 2023 Public Hearing**

Docket Number:	AX-1-2023
Applicant:	David Walsh
Property Owners:	St Francis Community Hospital, Bon Secours St Francis Health
Property Location:	1, 5 St Francis Drive and 720 Arlington Avenue
Tax Map Number:	011300-02-00500 and portion of 011300-09-06400
Acreage:	Property area: 20.88 acres Right-of-way area: 6.35 acres Total area (to be annexed): 27.23 acres
Existing Zoning:	OD, Office district, and R-7.5, Single-family residential district (Greenville County)
Proposed Zoning:	OD, Office and institutional district (City of Greenville)
Adjacent Zoning:	N: FRD, Flexible review district; C-3, Regional commercial district (City of Greenville) E: RM-2, Single-family residential district, OD, Office and institutional district, and PD, Planned development district (City of Greenville), OD, Office district (Greenville County) S: OD, Office district, and R-7.5, Single-family residential district (Greenville County) W: OD, Office district, and R-7.5, Single-family residential district (Greenville County)
District:	Council District 2
Staff Recommendation:	Recommend Approval for Annexation, Rezone to OD, Future Land Use Designation of Campus-Institutional, Inclusion within the City's Sterling Special Emphasis Neighborhood, and future Greenville Development Code zoning classification of CM, Campus District

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 Function, Powers, and Duties of the Planning Commission
Sec 19-1.3 Purpose and Intent
Sec.19-2.1.2 (A) (2) (b) Zoning District Map Amendments (Rezoning)
Sec.19-2.1.2 (A) (10) Annexation of properties into the corporate limits
Sec.19-2.3.2 (E) (2) Amendments to Zoning District Map
Sec.19-3.2 District Descriptions

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 20.88 acres of lot area into the Greenville city limits and to zone it OD, Office and institutional district. Approximately 6.35 acres of right-of-way will also be annexed.

Procedural Requirements:***Pre-Application and Development Meetings***

A pre-application meeting was held between the applicant and Planning staff prior to submittal of this annexation application on October 6, 2022.

Neighborhood Meeting

A neighborhood meeting was not required for the annexation and rezone in accordance with subsection 19-2.2.4 of the Land Management Ordinance.

Site Information

The subject property is located at 1, 5 St. Francis Drive and 720 Arlington Avenue and is currently zoned OD, Office district, and R-7.5, Single-family residential district, in Greenville County. The property is located in the Sterling Special Emphasis Neighborhood within Greenville County.

The applicant requests to annex the property into the City with an OD zoning designation. The OD district is intended to provide for a wide variety of professional and business offices and institutions. This district is different from the other commercial districts in that, in most cases, retail sales are not allowed. In limited cases, retail may be allowed as a special exception and subject to specific criteria if its primary purpose is to serve the workers within the district. Residential uses are allowed. The OD district may be used as a buffer between residential and more intense nonresidential districts.

The property is proposed to be zoned CM – Campus upon the adoption of the new Greenville Development Code and zoning map. The CM district is intended for campus-like settings with larger lots, more open space, and large buildings, and allow activities including mixed employment and technology hubs. “Hospital” is an allowed use in the CM district.

Staff Analysis:

Staff offers the following responses to the standards to rezone found at Section 19-2.3.2 (E) (2), *Amendments to Zoning District Map*.

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, will designate the subject area for annexation as “*Campus-Institutional*.” Campus-Institutional includes large institutions and associated campuses such as colleges, hospitals, and large medical complexes as well as airports. These uses tend to be significant employment sources therefore multi-modal connections should be made to adjacent nodes, corridors and neighborhoods when appropriate.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The OD zoning designation allows for an appropriate range of uses for the area as the portions of the St. Francis complex are currently zoned OD. Other hospital complexes within the City are also zoned OD as well.
4. Compatible with surrounding uses: Surrounding uses include a mixture of medical office, office, single-family residential, multi-family residential, and service-based uses.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area.

6. Will not result in “strip” or ribbon commercial development: The City’s LMO does not allow strip or ribbon commercial development. The intent for the property is to maintain it as the current use.
7. Will not create an isolated zoning district: The proposed rezoning is over two acres. Therefore, City policy would not consider this to be a spot zone. It is also adjacent to other OD zoned properties within the city.
8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The OD zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Greenville Development Code: The appropriate rezoning for the annexed property in coordination with the future passage of the Greenville Development Plan is CM, Campus District. CM is the proposed district for other hospital campuses within the city and also for the existing pieces of the St. Francis campus already within the city limits.

STAFF RECOMMENDATION:

APPROVE annexation and rezone to OD, with staff comments

Staff Comments

Planning Comments

Recommend: Approve w/ Comments

Comments:

1. Staff recommends that the Future Land Use designation be “*Campus-Institutional*” and in accordance with the Greenville 2040 Comprehensive Plan.
2. The property annexed shall be included within the City’s Sterling Special Emphasis Neighborhood.
3. The Greenville Development Code zoning shall be CM, Campus, District.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comment

Environmental Engineer Comments

Recommend: Approve

Comments:

1. Sanitary Sewer is already provided to the Parcels via Metro Connects.

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

The City does not have an active contract with Parker FD at this time and so this would fall into our direct response at time of annexation.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments



city of greenville

APPLICATION FOR ANNEXATION

Planning Department (864) 467-4476
planning@greenvillesc.gov

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

APPLICANT

PROPERTY OWNER

*Name:	David Walsh	St. Francis Community Hospital
*Title:	VP Support Services	
*Address:	1 St. Francis Dr.	PO Box 1924
*State:	SC	Greenville, SC
*Zip:	29601	29601
*Phone:	864-293-3690	
*Email:	david_walsh@bshsi.org	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) portion of 011300-09-06400

*TOTAL ACREAGE TO BE ANNEXED 20.48

*CURRENT ZONING DESIGNATION (County) OD, Office District

*PROPOSED ZONING DESIGNATION (City) OD, Office and Institutional District

*DEED RESTRICTIONS

TYPE OF ANNEXATION


*Please select one (1) type: ☒ 100% ☐ 75% ☐ 25%

For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with Planning and Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 or Email Planning@Greenvillesc.gov to schedule an appointment.
2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
3. All applications for Annexation must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.
4. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Please refer to **Section 19-1.9, Annexations** for additional information.
6. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.
Upon planning commission recommendation, the application item will be scheduled for city council hearing.
The Neighborhood meeting shall be setup by staff prior to the Planning Commission meeting and will invite the applicant to attend to meet the requirements of Section 19-2.2.4, neighborhood meetings
7. **Please verify that all required information is reflected on the application, and submit one (1) electronic or hard version of the application submittal package.**
8. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.
Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning


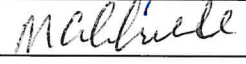
Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.



11/2/22

***APPLICANT SIGNATURE**
DATE

11. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	11/2/22
Property Owner/Authorized Agent	
Date	11.30.22

APPLICATION REQUIREMENTS CHECKLIST

- ☒ **A completed application form.**
- ☒ **Annexation petition** signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer of the corporation. Corporate minutes of a resolution of the Board of Directors should accompany the petition. The signature of a real estate agent, broker or developer without specific authority to sign as to annexation is not acceptable. A petition with less than all freeholders signing is not acceptable for filing without a written statement from the City Attorney that the petition appears on its face to comply with state law regulating such petitions.

IMPORTANT NOTE:

Prior to applying for annexation, contact the City of Greenville's Engineering Department to verify the "availability" of utilities such as sanitary sewer and water.




CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 1 St. Francis Drive (address) and consisting of approximately 20.48 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
St. Francis Community Hospital	1 St. Francis Drive/ portion of 011300-09-06400	 <i>Mahler</i>	11.30.22



CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, Matt Caldwell, have this 30th day of November, 2022, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

portion of 011300-09-06400

M Caldwell
Signature



city of greenville

APPLICATION FOR ANNEXATION

Planning Department (864) 467-4476

planning@greenvillesc.gov

Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

APPLICANT

PROPERTY OWNER

*Name:	David Walsh	Bon Secours St. Francis Health System, Inc
*Title:	VP Support Services	
*Address:	1 St. Francis Dr.	1 St. Francis Drive
*State:	SC	Greenville, SC
*Zip:	29601	29601
*Phone:	864-293-3690	
*Email:	david_walsh@bshsi.org	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 011300-02-00500

*TOTAL ACREAGE TO BE ANNEXED 0.42 acre

*CURRENT ZONING DESIGNATION (County) R-7.5, Single-family residential district

*PROPOSED ZONING DESIGNATION (City) OD, Office and Institutional District

*DEED RESTRICTIONS

TYPE OF ANNEXATION

*Please select one (1) type:



100%



75%




25%

For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with Planning and Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 or Email Planning@Greenvillesc.gov to schedule an appointment.
2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
3. All applications for Annexation must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.
4. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Please refer to **Section 19-1.9, Annexations** for additional information.
6. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.
Upon planning commission recommendation, the application item will be scheduled for city council hearing.
The Neighborhood meeting shall be setup by staff prior to the Planning Commission meeting and will invite the applicant to attend to meet the requirements of Section 19-2.2.4, neighborhood meetings
7. **Please verify that all required information is reflected on the application, and submit one (1) electronic or hard version of the application submittal package.**
8. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.
Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning

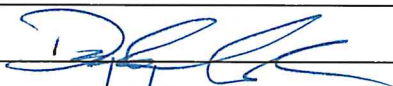
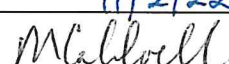
Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.


11/2/22

*APPLICANT SIGNATURE

DATE

11. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	11/2/22
Property Owner/Authorized Agent	
Date	11.30.22

APPLICATION REQUIREMENTS CHECKLIST



A completed application form.



Annexation petition signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer of the corporation. Corporate minutes of a resolution of the Board of Directors should accompany the petition. The signature of a real estate agent, broker or developer without specific authority to sign as to annexation is not acceptable. A petition with less than all freeholders signing is not acceptable for filing without a written statement from the City Attorney that the petition appears on its face to comply with state law regulating such petitions.

IMPORTANT NOTE:

Prior to applying for annexation, contact the City of Greenville's Engineering Department to verify the "availability" of utilities such as sanitary sewer and water.



CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

**100 Percent
PETITION FOR ANNEXATION**

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 720 Arlington Ave (address) and consisting of approximately 0.42 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Bon Secours St Francis Health System, Inc	011300-02-00500, 720 Arlington Ave	<i>Marshall</i>	11.30.22



CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

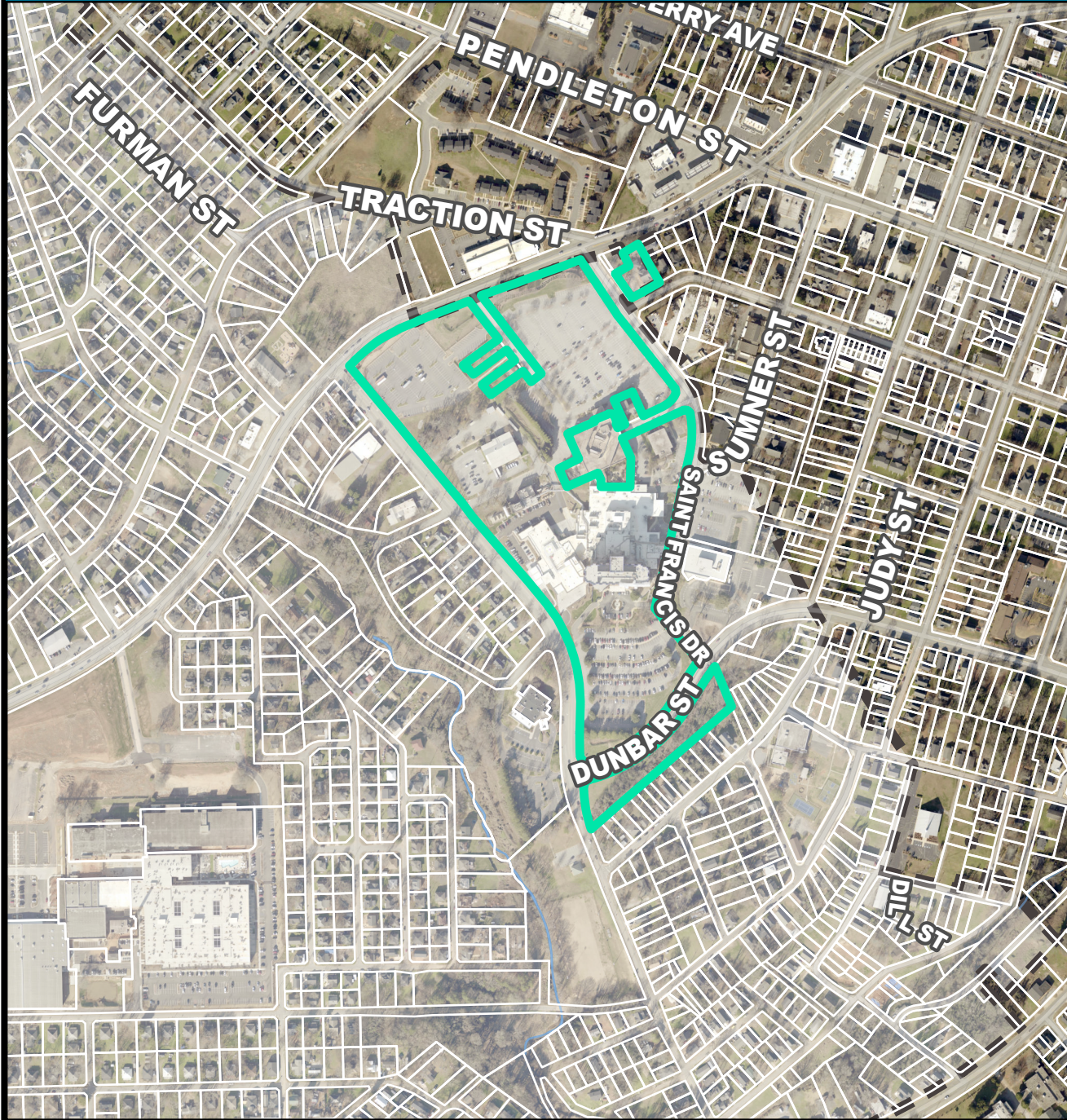
CERTIFICATION OF PETITION SIGNATURE

I, Matt Caldwell, have this 30th day of November, 2022, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

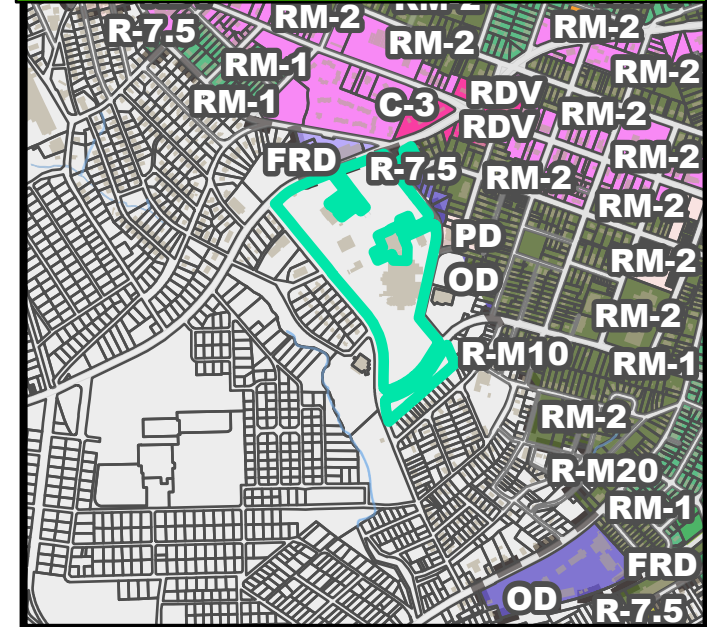
011300-02-00500

M Caldwell
Signature

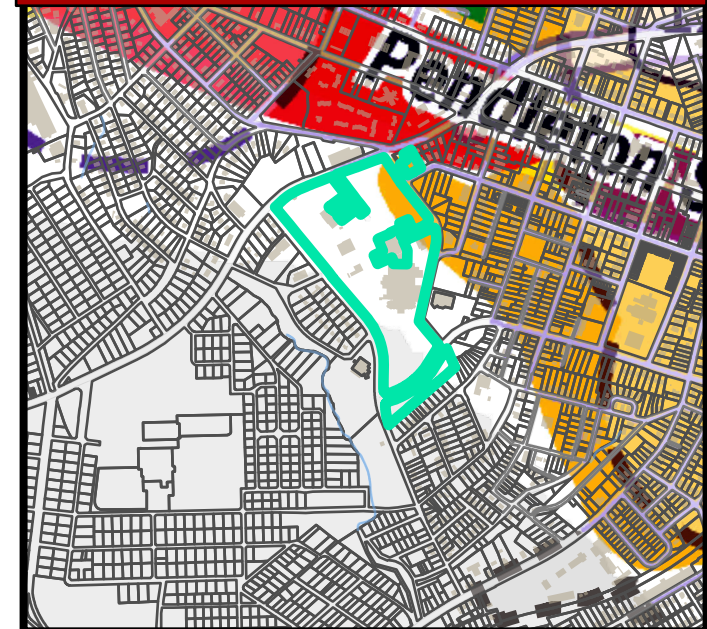
AERIAL VIEW



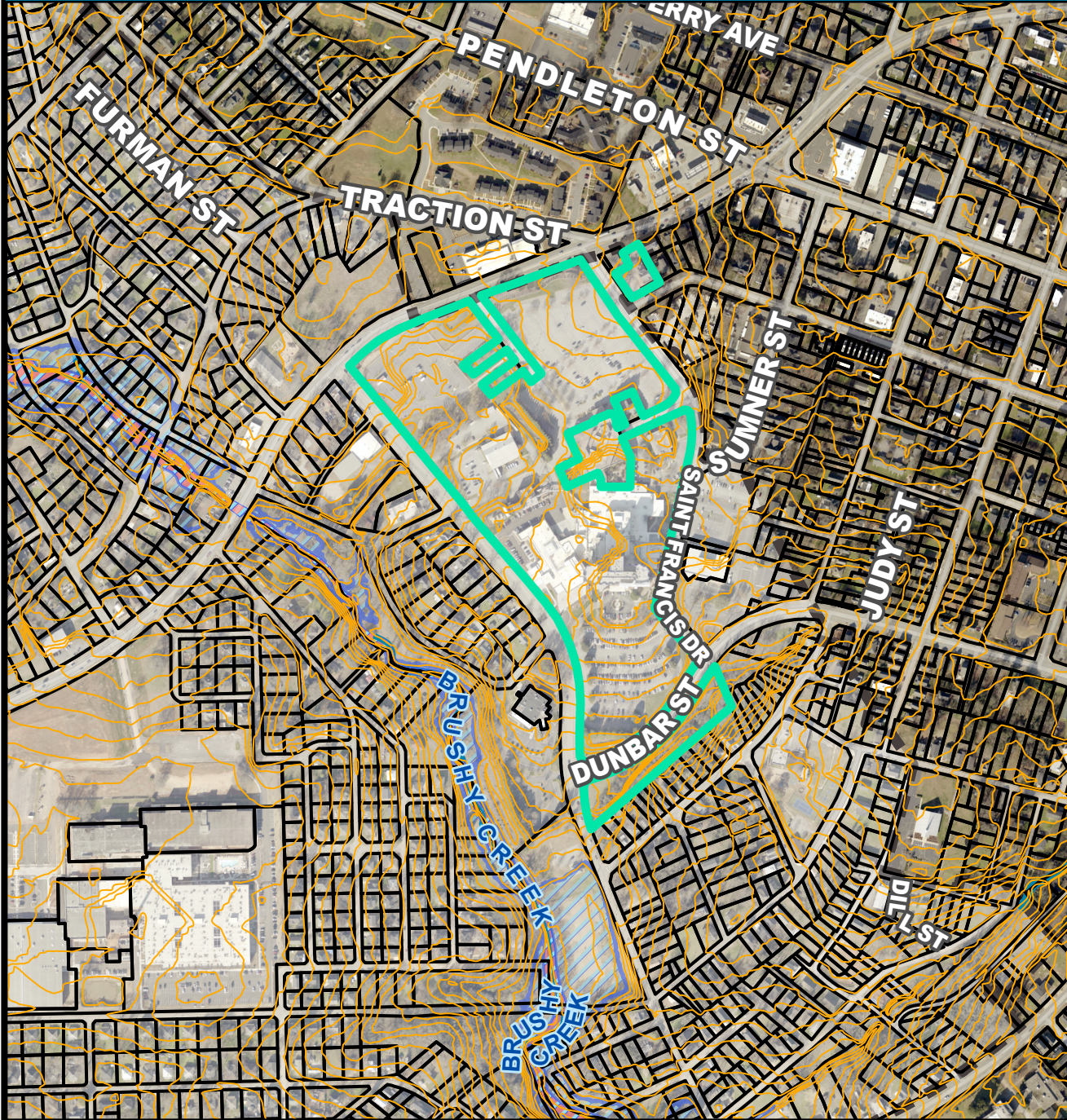
CURRENT ZONING



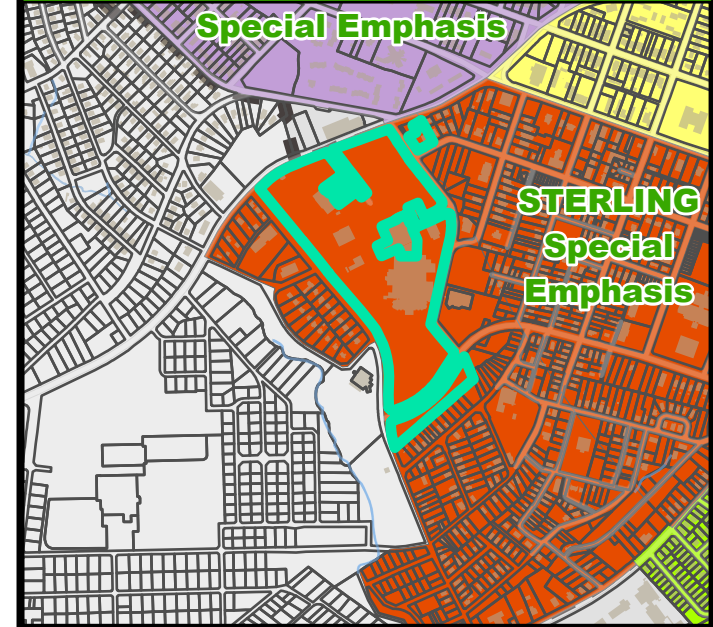
FUTURE LAND USE



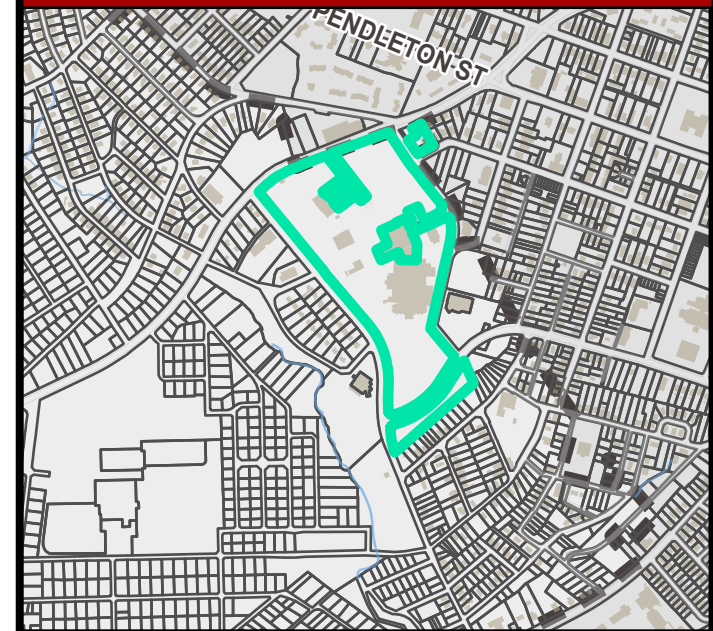
NATURAL / ENVIRONMENTAL FEATURES

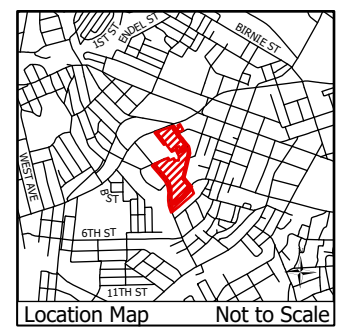
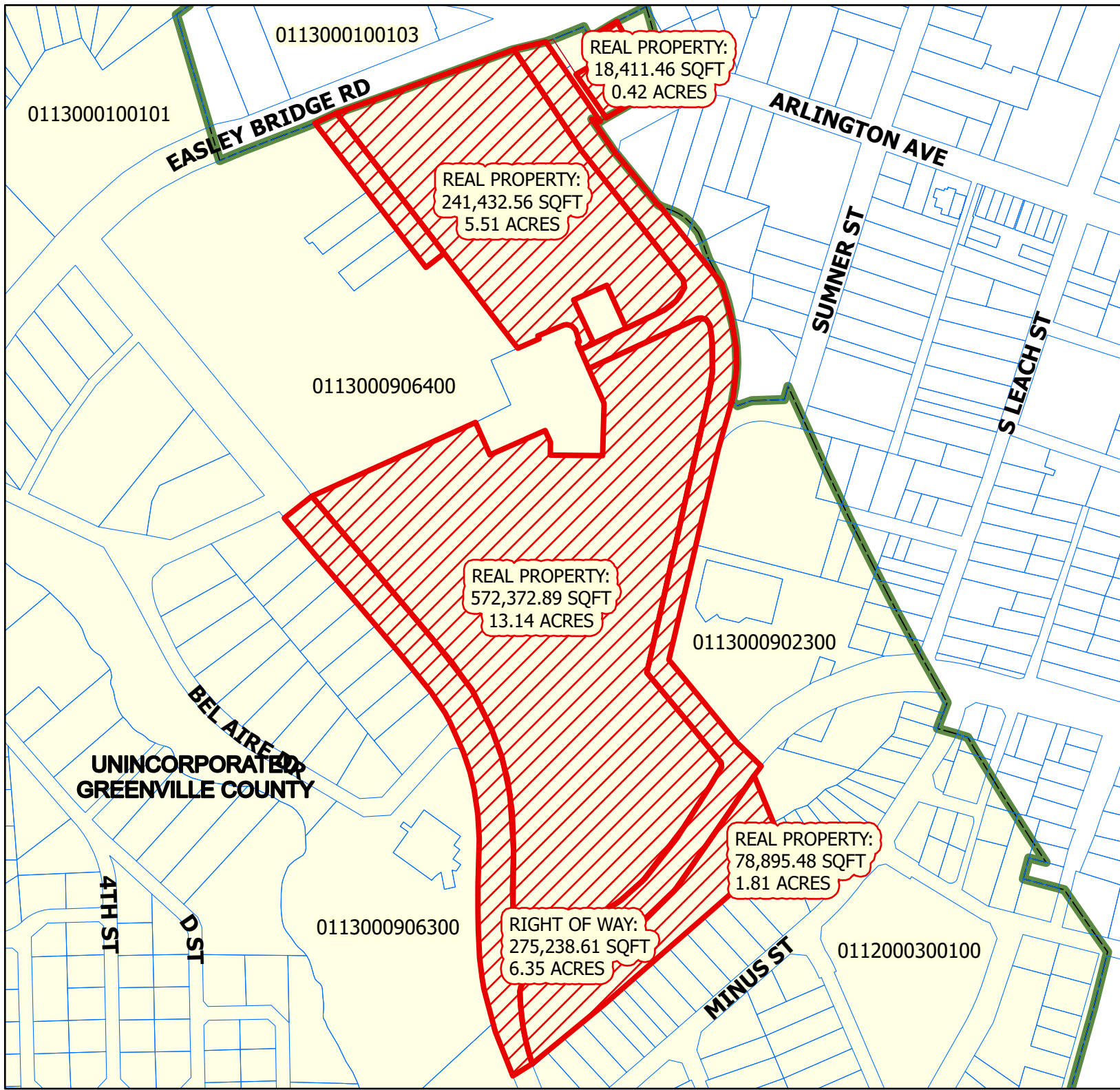


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

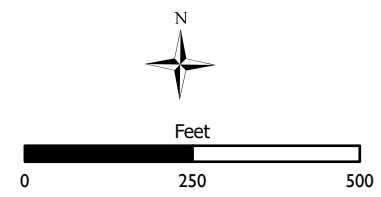




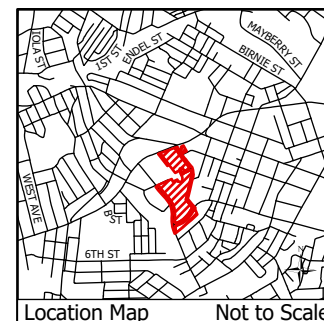
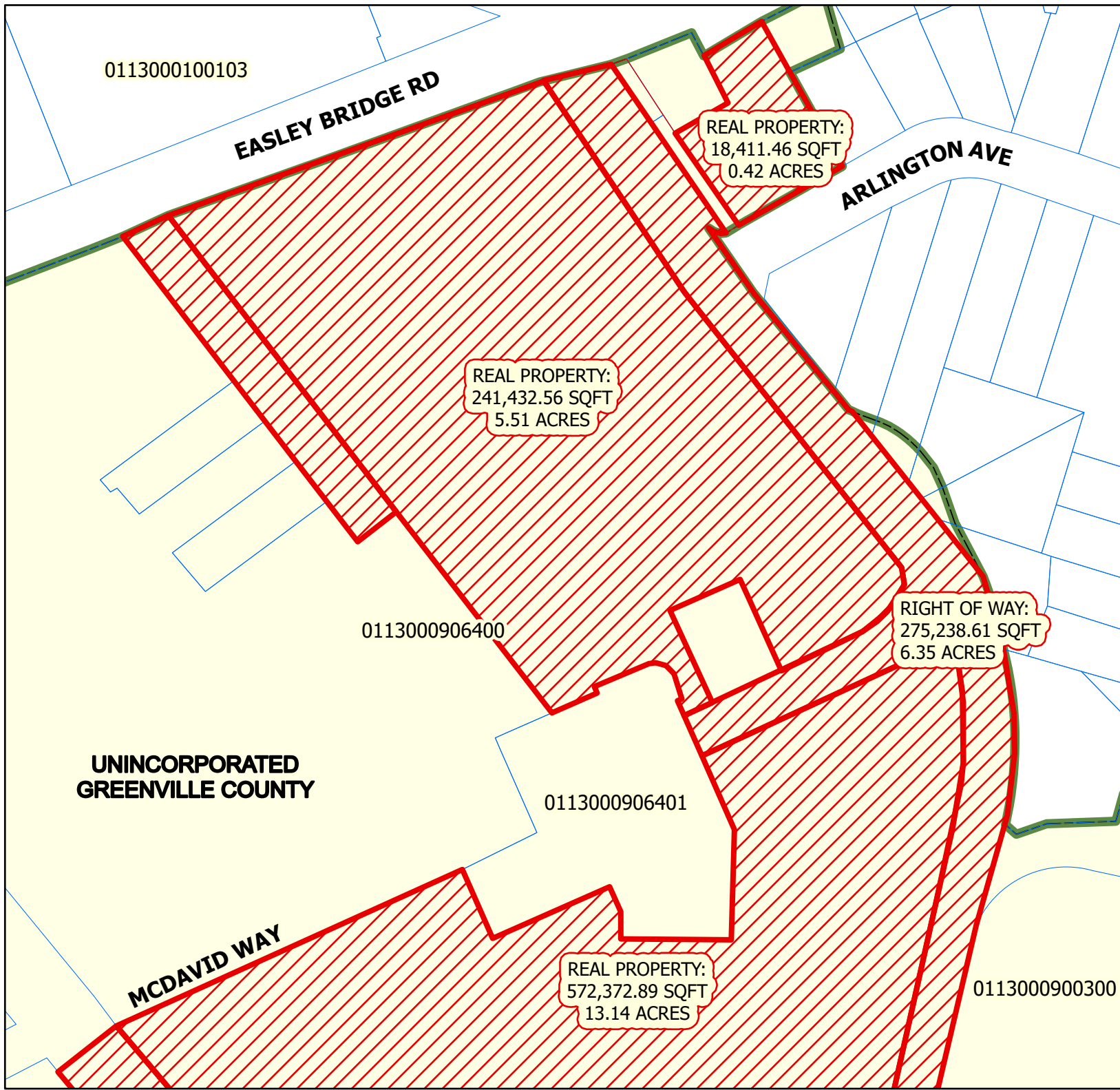
ANNEXATION MAP
for
Tax Map No. 0113000906400
into the
City of Greenville

- Total Annexation Area
- Greenville City Limits

Total Area of Annexation:
1,186,351.00 Sq. Ft.
Total Acreage of Annexation:
27.23 Acres
Existing County Zoning: **OD, R-7.5**
Proposed City Zoning: **OD**
City Council District: **2**
Census Tract: **21.05**
File Number: **AX-1-2023**





This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map.
Copyright: The City of Greenville, SC

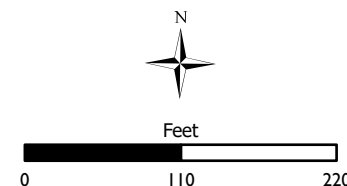


ANNEXATION MAP

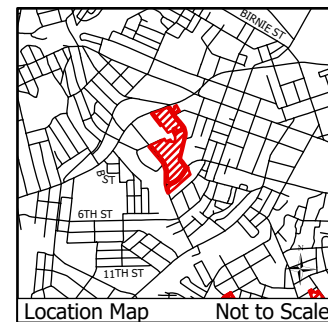
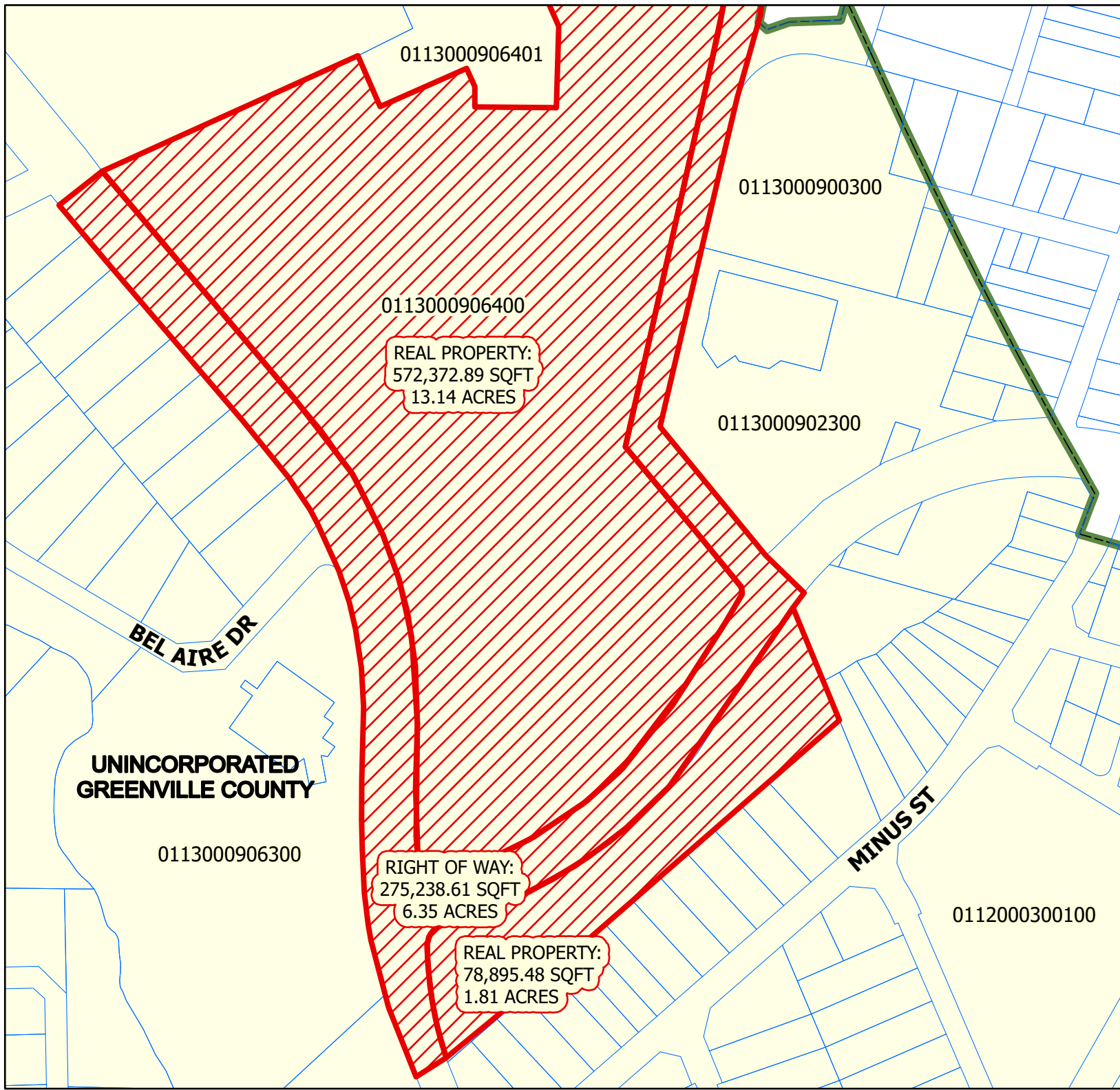
for
Tax Map No. 0113000906400 and 0113000200500
into the
City of Greenville

-  Total Annexation Area
-  Greenville City Limits



Total Area of Annexation:
1,186,351.00 Sq. Ft.
Total Acreage of Annexation:
27.23 Acres
Existing County Zoning: **OD, R-7.5**
Proposed City Zoning: **OD**
City Council District: **2**
Census Tract: **21.05**
File Number: **AX-1-2023**



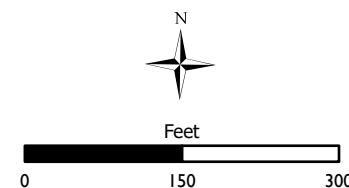
This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map.
Copyright: The City of Greenville, SC



ANNEXATION MAP
for
Tax Map No. 0113000906400
into the
City of Greenville

-  Total Annexation Area
-  Greenville City Limits

Total Area of Annexation:
1,186,351.00 Sq. Ft.
Total Acreage of Annexation:
27.23 Acres
Existing County Zoning: **OD, R-7.5**
Proposed City Zoning: **OD**
City Council District: **2**
Census Tract: **21.05**
File Number: **AX-1-2023**



This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map.
Copyright: The City of Greenville, SC